



- \* THREE BEDROOM FAMILY HOME \* TWO RECEPTION AREAS \*
- \* FITTED KITCHEN \* REAR GARDEN WITH ASTROTURF \*
- \* PARKING TO THE REAR \*
- \* FAMILY BATHROOM \* LOFT CONVERSION WITH EN-SUITE \*
- \* CLOSE TO LOCAL SCHOOLS, SHOPS AND AMENITIES \*



**86 Brook Street**  
Erith, DA8 1JG

**Guide Price £425,000-**  
**£450,000**

Situated in the heart of Erith on the sought-after Brook Street, this well presented Victorian terraced home seamlessly blends timeless character with modern convenience. Step through the welcoming entrance to discover three generously-sized bedrooms and two contemporary bathrooms, offering ample space for families or those seeking room to grow. Internal viewing comes highly recommended...



**EPC RATING C**  
**COUNCIL TAX BAND C**

**Brook Street, DA8**

Approximate Gross Internal Area = 102.7 sq m / 1106 sq ft  
Outbuildings = 10.2 sq m / 110 sq ft  
Total = 112.9 sq m / 1216 sq ft



We understand this property is Freehold.

**VIEWING:**

Via **Village Estates** on 01322 522111  
**Monday to Friday 9am-6pm, Saturday 9am-5pm**

**SELLING YOUR HOME?**

If you are thinking of selling your own property, **VILLAGE ESTATES** will be pleased to provide you with a free market appraisal for sale purposes and professional marketing advice **FREE OF CHARGE, WITHOUT OBLIGATION**. Call one of our experienced sales staff on 01322 522111.

Whilst we endeavour to make our sales details reliable and accurate they should not be relied on as representations or statements of fact, and do not form any part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided has not been verified. If there are any other points which are of particular importance to you, we would be only too happy to check the information and indeed confirm the availability of the property. Please contact the above office to arrange a convenient viewing appointment.